

IN RE: PETITION FOR VARIANCE
NE/Corner North Point Road
and Grace Road
(7100 North Point Road)
15th Election District
7th Councilmanic District

Wawa, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-397-A
*

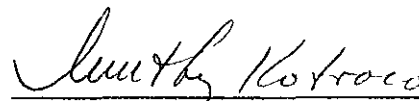
* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing before me for consideration of a Petition for Variance for the property identified as 7100 North Point Road, located in the vicinity of Sparrows Point Road in Edgemere. The Petitioner sought relief from the landscaping and parking requirements of the Baltimore County Zoning Regulations (B.C.Z.R.), specifically, Sections 409.8.A.1 and 4 and 409.6.A.2, to construct a 284 sq.ft. addition on the northwest side of the existing building facing Grace Road.

By letter dated April 15, 1997, Counsel for the Petitioner has requested a withdrawal of the Petition. Apparently, the Petitioner is reconsidering its plans and is not prepared to move forward with the addition at this time.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Variance in the above-captioned matter, be and is hereby DISMISSED without prejudice.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: David K. Gildea, Esquire, Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Towson, Md. 21204-4515

People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 4/21/97

By [Signature]

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNELL AVENUE, NW
WASHINGTON, D.C. 20036-5105
TELEPHONE: 202 659-6800
FAX 202 331-0573

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1417 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE: 703 836-5712
FAX 703 836-0265

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
dgildea.wtp@mcimail.com

April 15, 1997

VIA HAND DELIVERY

Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Department of Zoning
400 Washington Avenue
Room 124
Towson, Maryland 21204

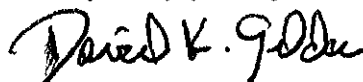
Re: Case No. 97-397-A
7100 North Point Road
Legal Owner: Wawa, Inc.
Wawa Store No. 537
Our File No: 4463/006

Dear Zoning Commissioner Schmidt:

Wawa, Inc., by and through its attorneys Whiteford, Taylor & Preston L.L.P., hereby respectfully request that the above referenced Petition for Variance be withdrawn. There is currently a hearing scheduled for Friday, April 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,


David K. Gildea

DKG:mbb

cc: Scott Gerard, Wawa, Inc.
Scott Rouk, Morris & Ritchey Associates, Inc.

104590

*Service
case
4/18/97*



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

7100 North Point Road

97-397-A

which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

- ① 409.8.A.1 to permit a 3.5' "Class A" screening area in lieu of the requested 10' "Class A" screening area abutting a residential use. (See Attachment A)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

David K. Gildea, Esquire

(Type or Print Name) Whiteford, Taylor & Preston

Signature

210 W. Pennsylvania Ave., 4th Fl.

Address

Phone No.

Towson, MD 21204 410-832-2000

City

State

Zipcode

Legal Owner(s):

Wawa, Inc.

(Type or Print Name)

By:

Signature

Scott Gerard, Project Mgr.

(Type or Print Name)

Signature

260 Baltimore Pike 616-358-8055

Address

Phone No.

Wawa, Pennsylvania 19063

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

David K. Gildea, Esquire

Name Whiteford, Taylor & Preston

210 W. Pennsylvania Ave., 4th Fl.

Address Towson, MD 21287 410-832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: 2/27/17 DATE 3/18/17



ORDER RECEIVED FOR FILING

Date

By

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

97-397-A



ZONING DESCRIPTION

BEGINNING at the intersection of the north side of North Point Road, 60 feet wide, and the west side of Grace Road, 50 feet wide. Thence the following courses and distances:

North 11° 49' 17" West 14.93 feet, North 30° 43' 51" East 103.08 feet, South 59° 16' 03" East 125.00 feet, South 30° 43' 51" West 112.97 feet, North 59° 49' 03" West 114.91 feet to the place of beginning.

CONTAINING 0.325 Acres of land more or less.

BEING known as 7100 North Point Road and located in the Fifteenth Election District of Baltimore County, Maryland


Scott D. Rouk, RLA



☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

028720

DATE 3/18/97 ACCOUNT 01-615

Int. 397

13V: 2526

AMOUNT \$ 250.00

RECEIVED
FROM:

Whitehead, Taylor, + Preston - 7160 North Pt. Rd.

FOR:

670 - Comm Var: — \$250.00

01A00#0114MICHRC

\$250.00

EA COPY#00AND3-18-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/3, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/3, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Planning and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

15th Green Road
7th Green Road
Legal Community
Ward 10
Variance

to permit a 35 foot Class A screening area in lieu of the required 10 foot Class A screening area in the residential use to allow the required 17 foot spaces and to allow 15 feet of parking to right of way set back.

Hearing: Friday, April 18, 1997 at 10:00 a.m. in Room 105, County Office Building.

LAWRENCE E. SLOTT
 Zoning Commissioner
 Baltimore County

NOTES: (1) Signs are Handicapped Accessible.
 Please Call 8872.
 (2) For information concerning the hearing, please call 8871.

40386 April 15, 1997

CERTIFICATE OF POSTING

RE: Case # 97-397-A

Petitioner/Developer:
(WAWA, Inc.)
Date of Hearing/Closing:
(April 18, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____
_____ 7100 North Point Road, Baltimore, Maryland 21219 _____**

**The sign(s) were posted on _____ April 2, 1997 _____
(Month, Day, Year)**

Sincerely,

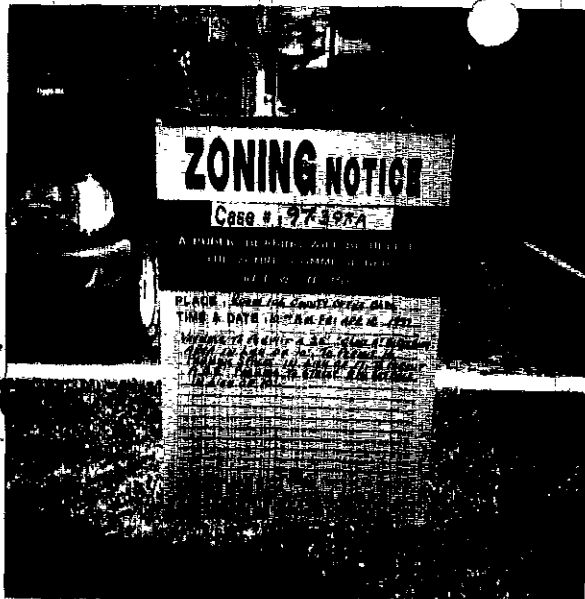
Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-397-A

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special HearingDate to be Posted: Anytime before but no later than 4-3-97.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE**Case No.:** 97-397-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: RM. 106, County Office Bldg., 111 W. Chesapeake Ave.DATE AND TIME: FRIDAY, April 18, 1997 at 10:00 AM.REQUEST: ^{VARIANCE} to permit a 3.5' "Class A" screening area
in lieu of 10', to permit 16 parking spaces in lieu of 17,
to permit a 3.5' parking to street & w setback in lieu
of 10'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**HANDICAPPED ACCESSIBLE**

TO: PUTUXENT PUBLISHING COMPANY
April 3, 1997 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204
832-2000

Post-it® Fax Note 7671		Date	# of pages ▶ 8
To		From GWEN	
Co./Dept. LEGAL		Co.	
Phone #		Phone #	
Fax #		Fax #	

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-397-A
7100 North Point Road
corner N/S North Point Road, E/S Grace Road
15th Election District - 7th Councilmanic
Legal Owner(s): Wawa, Inc.

Variance to permit a 3.5 foot "Class A" screening area in lieu of the required 10 foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

HEARING: FRIDAY, APRIL 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-397-A
7100 North Point Road
corner N/S North Point Road, E/S Grace Road
15th Election District - 7th Councilmanic
Legal Owner(s): Wawa, Inc.

Variance to permit a 3.5 foot "Class A" screening area in lieu of the required 10 foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

HEARING: FRIDAY, APRIL 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Wawa, Inc.
David K. Gildea, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1997

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue 4th Floor
Towson, MD 21204

RE: Item No.: 397
Case No.: 97-397-A
Petitioner: Wawa, Inc.

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 18, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

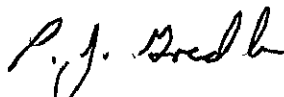
RE: Baltimore County 4-2-97
Item No. 397 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Jim
4/18

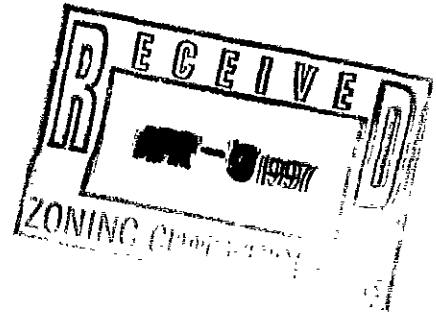
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 7100 North Point Road



INFORMATION

Item Number: 397
Petitioner: WaWa, Incorporated
Zoning: BL-AS
Requested Action: Variance

Summary of Recommendations:

Staff has met with the applicant's attorney, Mr. David Gildea, and based upon an agreement to revise the plat accompanying the subject request, this office believes that the requested variances are warranted.

Prepared by: Jeffrey W. Loy

Division Chief: Gary L. Kerns

AFK/JL

I397.wps

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 7, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 7, 1997
 Item No. 397

 The Development Plans Review Division has reviewed the subject zoning item.

 This office supports the request to modify the Class "A" requirement to the Landscape Manual. A 6 foot aesthetically acceptable opaque fence must be provided along the north residential property line. The existing trees must be saved to the extent possible. A schematic landscape plan must be submitted.

RWB:HJO:cab

cc: File

ZONE407.397

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

DATE: 3/23/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

396	404
397	405
398	406
401	408
402	
403	

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/07/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

397, 402, 403, 404, 405, 406, 407, and 408

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Contract Purchaser: N/A

Critical Area?: No

Election District: 15th

Councilmanic District: 7th

Location: corner of N/S North Point Road, E/S Grace Road (#7100 North Point Road)

Existing Zoning: B.L.-A.S.

Proposed Zoning: VARIANCE to permit a 3.5-foot "Class A" screening area in lieu of the required 10-foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

97-397-A

Area: .325 acre

Attorney: David K. Gildea

Miscellaneous: Zoning Case #4006-X; Limited Exemption (Granted 9/3/96)

TO: David Gildea
From: Gwen / Zoning Review
3 pages

Thank You.

**BALTIMORE COUNTY DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT**

97-397-A

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Voice Mail: (410) 646-8354
Pager: (410) 759-8571
Fax: (410) 628-2574

PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT IS REQUIRED IF YOU WISH TO SELECT A VENDOR NOT SHOWN ON THE LIST ABOVE.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE VENDORS, NOR DO WE RECOMMEND ANY SPECIFIC VENDOR. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES DO VARY.

Revised 3/4/97

PETITION PROBLEMS

97-397-A

#395 --- MJK

1. Sign form incomplete/incorrect.

#396 --- MJK

1. Sign form incomplete/incorrect.

#397 --- MJK

1. Sign form incomplete/incorrect.

#401 --- JRA

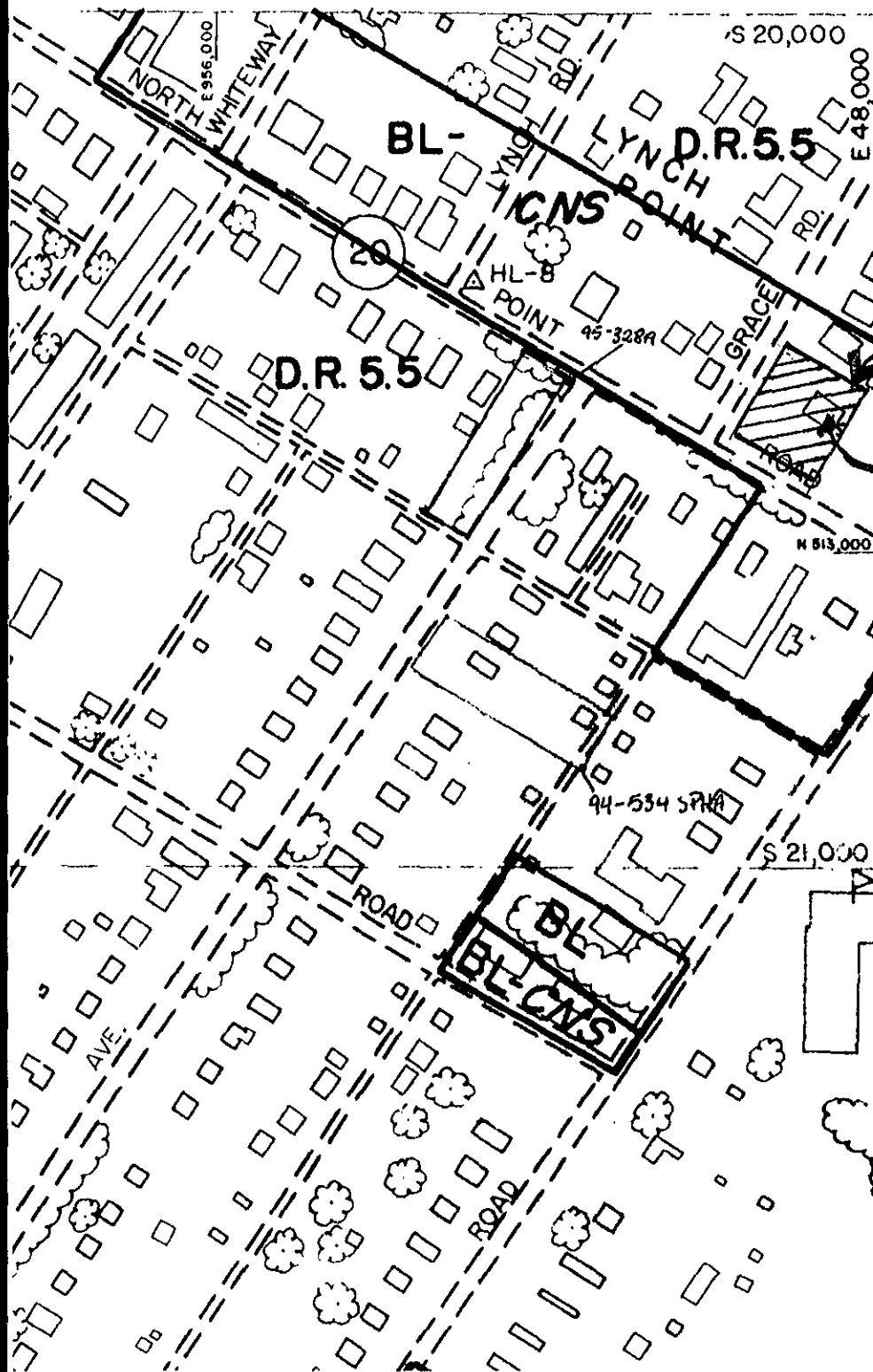
1. NO sign form in folder.
2. Incomplete description on folder.

#402 --- JRA

1. NO sign form in folder.
2. Notary section is incorrect/incomplete.
3. No review information on bottom of petition form.
4. Not marked as flood zone on folder.

#408-- JCM

1. No telephone number for legal owner.
2. Two copies of sign form in folder - why?



SITE
 .32 ACRE ±
 EX. BUILDING

397
97-397
A

ZONING MAP:
 S.E. U-H



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 606-D Bosley Avenue
 Towson, Maryland 21204
 (301) 821-1690
 Fax: (301) 821-1748

ZONING MAP TO ACCOMPANY
VARIANCE PETITION

WAWA, INC. #537

NORTH POINT & GRACE ROAD

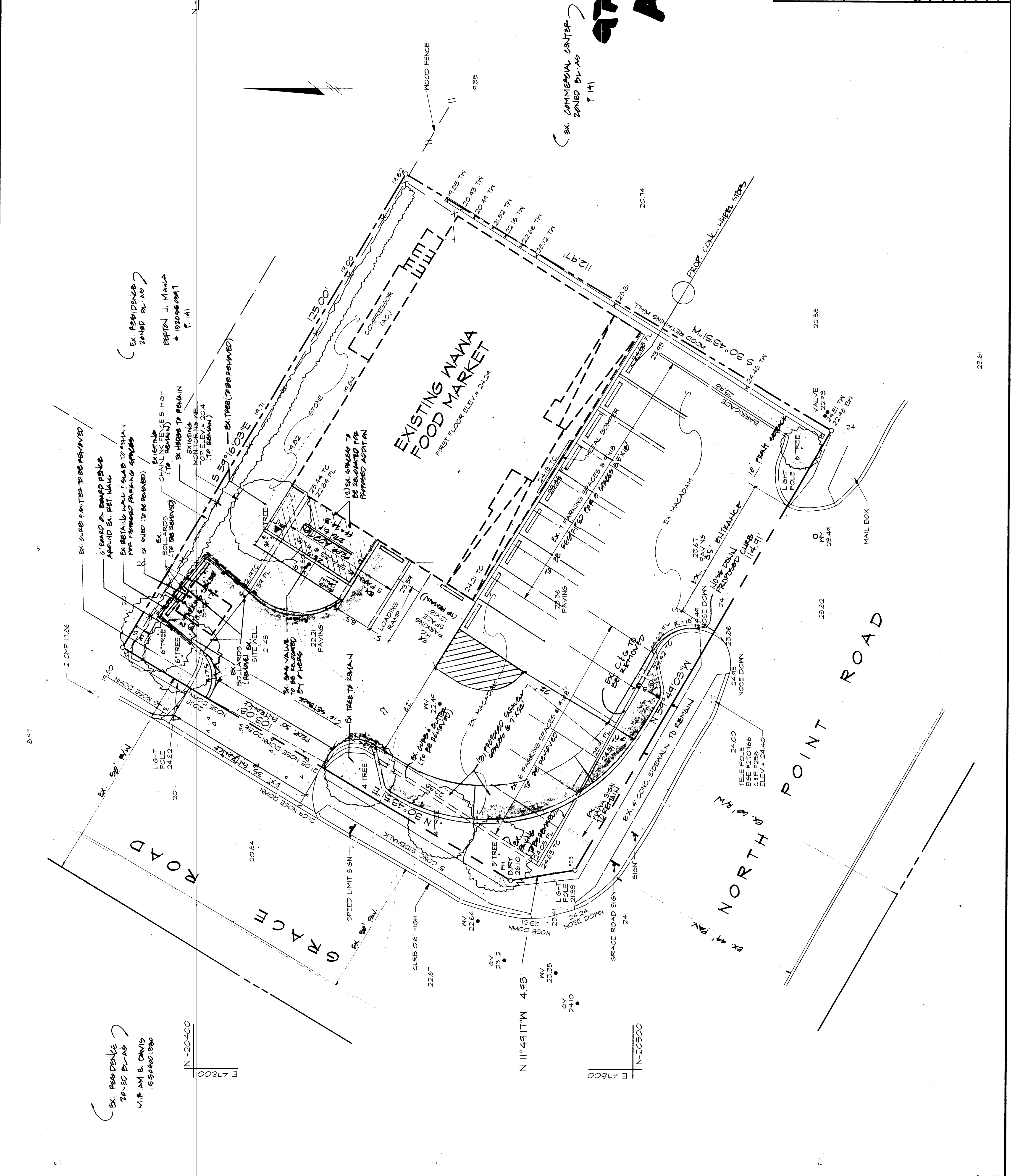
SCALE 1" = 200'	DATE 2/7/07	DRAWN BY SDR	DESIGN BY	REVIEW BY	JOB NO 10442
--------------------	----------------	-----------------	-----------	-----------	-----------------



GRAPHIC SCALE 1" = 10'

PLAN TO ACCOMPANY VARIANCE PETITION
WANA, INC.
 LOCATED AT
 NORTH POINT ROAD & GRACE ROAD
 —BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO: 10442
		SCALE: 1" = 10'
		DATE: 2-12-97
		DRAWN BY: JG
		DESIGN BY: SCD
		REVIEW BY: MRA
		SHEET: 1 OF 1



IN RE: PETITION FOR VARIANCE
NE/Corner North Point Road
and Grace Road
(7100 North Point Road)
15th Election District
7th Councilmanic District
Wawa, Inc.
Petitioner

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing before me for consideration of a Petition for Variance for the property identified as 7100 North Point Road, located in the vicinity of Sparrows Point Road in Edgemere. The Petitioner sought relief from the landscaping and parking requirements of the Baltimore County Zoning Regulations (B.C.Z.R.), specifically, Sections 409.8.A.1 and 4 and 409.6.A.2, to construct a 284 sq.ft. addition on the northwest side of the existing building facing Grace Road.

By letter dated April 15, 1997, Counsel for the Petitioner has requested a withdrawal of the Petition. Apparently, the Petitioner is reconsidering its plans and is not prepared to move forward with the addition at this time.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Variance in the above-captioned matter, be and is hereby DISMISSED without prejudice.

THK:bjs
cc: David K. Gildea, Esquire, Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Towson, Md. 21204-4515
People's Counsel; Case File

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-3535
TELEPHONE 410 547-6760
FAX 410 753-7092

WHITEFORD, TAYLOR & PRESTON
L.L.P.
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1137 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 846-0475
FAX 703 846-0475

DAVID K. GILDEA
ESQUIRE
410 832-2000
dgildea@wtp.com

April 15, 1997

VIA HAND DELIVERY

Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Department of Zoning
400 Washington Avenue
Room 124
Towson, Maryland 21204

Re: Case No. 97-397-A
7100 North Point Road
Legal Owner: Wawa, Inc.
Wawa Store No. 537
Our File No: 4463/006

Dear Zoning Commissioner Schmidt:

Wawa, Inc. by and through its attorneys Whiteford, Taylor & Preston L.L.P., hereby respectfully request that the above referenced Petition for Variance be withdrawn. There is currently a hearing scheduled for Friday, April 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,
David K. Gildea
David K. Gildea

DKG:mmb
cc: Scott Gerard, Wawa, Inc.
Scott Rouk, Morris & Ritchey Associates, Inc.
104590



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 7100 North Point Road
which is presently zoned RL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.8.A.1 to permit a 3.5' "Class A" screening area in lieu of the requested 10' "Class A" screening area abutting a residential use. (See Attachment A)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease:

Type or Price Name

Signature

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Exhibit B

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 4-3-97

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 97-397-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: RM 106, County Office Bldg., 111 W. Chesapeake Ave.

DATE AND TIME: Friday, April 18, 1997 at 10:00 AM.

REQUEST: To permit a 3.5' "Class A" screening area

in lieu of 10' to permit 16 parking spaces in lieu of 17,

to permit a 3.5' parking to street & to setback in lieu

of 10'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

956
post 4 doc

TO: FUTURE PUBLISHING COMPANY
April 3, 1997 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204
832-2000

Post-It® Fax Note	7671	Date	4/3/97
To	LEGAL	From	GWEN
Call Dept	LEGAL	Call	
Phone #		Phone #	
Fax #		Fax #	

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-397-A
7100 North Point Road
corner N/S North Point Road, E/S Grace Road
15th Election District - 7th Councilmanic
Legal Owner(s): Wawa, Inc.

Variance to permit a 3.5 foot "Class A" screening area in lieu of the required 10 foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

HEARING: FRIDAY, APRIL 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARINGS, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-397-A
7100 North Point Road
corner N/S North Point Road, E/S Grace Road
15th Election District - 7th Councilmanic
Legal Owner(s): Wawa, Inc.

Variance to permit a 3.5 foot "Class A" screening area in lieu of the required 10 foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

HEARING: FRIDAY, APRIL 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Wawa, Inc.
David K. Gildea, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARINGS, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1997

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue 4th Floor
Towson, MD 21204

RE: Item No.: 397
Case No.: 97-397-A
Petitioner: Wawa, Inc.

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 18, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

SHA

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-2-97
Item No. 397 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management
FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning
SUBJECT: 7100 North Point Road

INFORMATION

Item Number: 397
Petitioner: Wawa, Incorporated
Zoning: BL-AS
Requested Action: Variance

Summary of Recommendations:

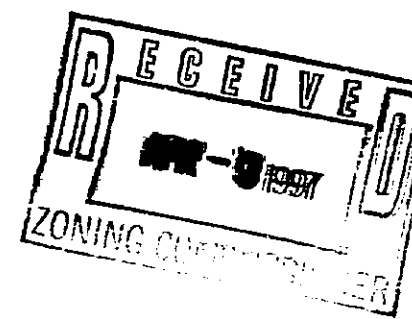
Staff has met with the applicant's attorney, Mr. David Gildea, and based upon an agreement to revise the plat accompanying the subject request, this office believes that the requested variances are warranted.

Prepared by: Jeffrey W. Day

Division Chief: George L. Evans

AFK/JL

1397.wps



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for April 7, 1997
Item No. 397

The Development Plans Review Division has reviewed the subject zoning item.

This office supports the request to modify the Class "A" requirement to the Landscape Manual. A 6 foot aesthetically acceptable opaque fence must be provided along the north residential property line. The existing trees must be saved to the extent possible. A schematic landscape plan must be submitted.

RWB:HJO:cab
cc: File

ZONB407.397

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 396 404
397 405
398 406
401 408
402
403

RBS:sp
BRUCE2/DEPRM/TXTSP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/07/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

597, 402, 403, 404, 405, 406, 407, and 408

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 987-4881, MS-1102F

cc: File

Contract Purchaser: N/A

Critical Area?: No Election District: 15th Councilmanic District: 7th
Location: corner of N/S North Point Road, E/S Grace Road (#7100 North Point Road)

Existing Zoning: B.L.-A.S.

Proposed Zoning: VARIANCE to permit a 3.5-foot "Class A" screening area in lieu of the required 10-foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

Area: .325 acre

Attorney: David K. Gildea

Miscellaneous: Zoning Case #4006-X; Limited Exemption (Granted 9/3/96)

To: David Gildea
From: Given / Zoning Review
3 pages

Thank You.

BALTIMORE COUNTY DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21221

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 887-8405
Mobile: (410) 262-8163
Fax: (410) 887-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5386
Voice Mail: (410) 646-8354
Pager: (410) 759-8571
Fax: (410) 628-2574

PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT IS REQUIRED IF YOU WISH TO SELECT A VENDOR NOT SHOWN ON THE LIST ABOVE.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE VENDORS, NOR DO WE RECOMMEND ANY SPECIFIC VENDOR. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES DO VARY.

Revised 3/4/97

PETITION PROBLEMS

97-397-A

#395 --- MJK

1. Sign form incomplete/incorrect.

#396 --- MJK

1. Sign form incomplete/incorrect.

#397 --- MJK

1. Sign form incomplete/incorrect.

#401 --- JRA

1. NO sign form in folder.
2. Incomplete description on folder.

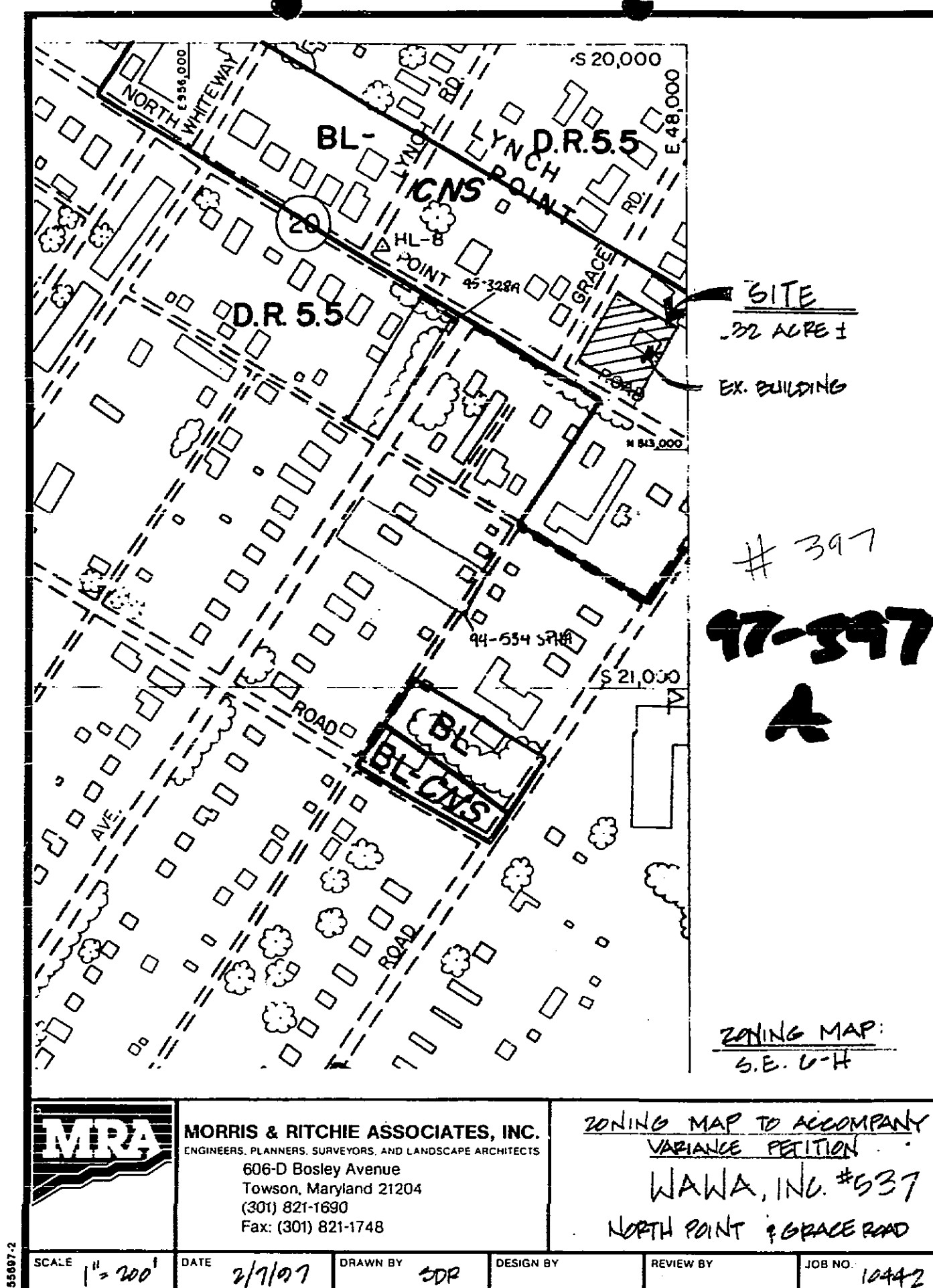
#402 --- JRA

1. NO sign form in folder.
2. Notary section is incorrect/incomplete.
3. No review information on bottom of petition form.
4. Not marked as flood zone on folder.

#408--- JCM

1. No telephone number for legal owner.
2. Two copies of sign form in folder - why?

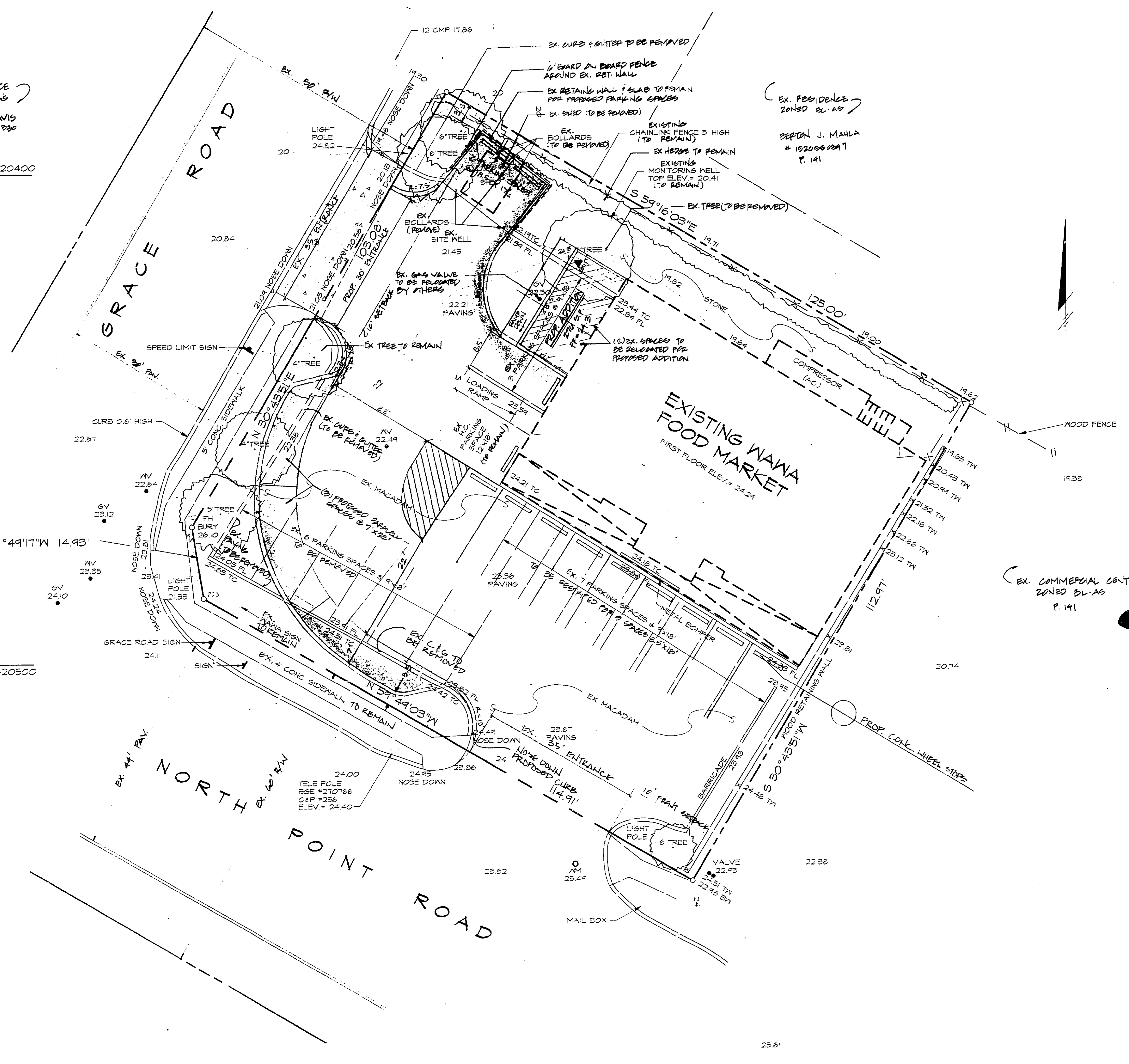
3/26/97



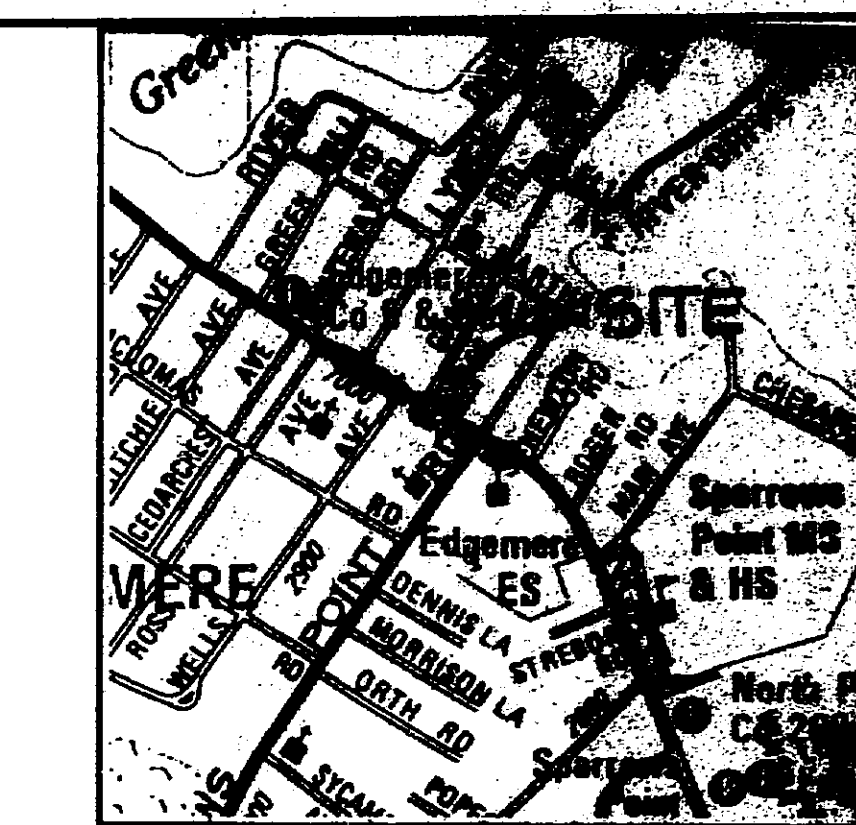
EX. RESIDENCE
ZONED BL-AS
MILFAM E. DAVIS
15304201330

N-20400
E 47800

N 11°49'17"W 14.93'
E 47800
N-20500



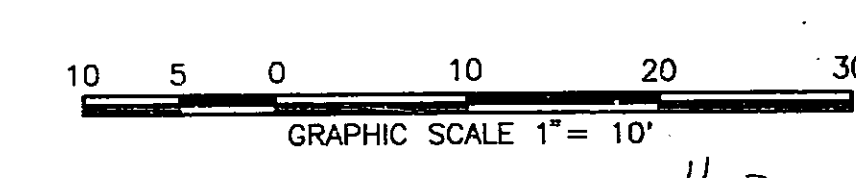
N-20400
E 48050



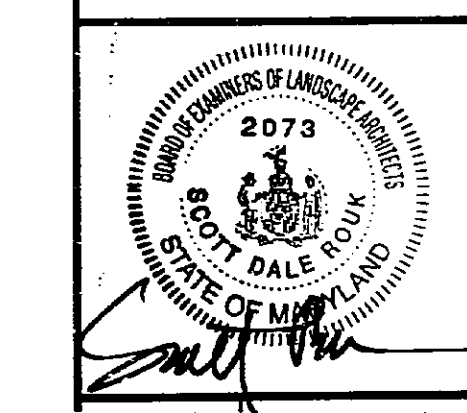
VICINITY MAP
SCALE 1"=1000'

SITE DATA

- OWNER/DEVELOPER: WAWA, INC.
280 BALTIMORE PIKE
WAWA, PA 19083
ATTN: SCOTT GERRARD
(610) 368-8005
- PROPERTY ADDRESS: 7100 NORTH POINT ROAD
TAX MAP: #111 GRID 5, P. 141
TAX ACCOUNT: 615-0747020
ADC MAP: 945.04
DEED REFERENCE: T148333
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
ZONING MAP: S.E. 6-H
- PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
ATTN: SCOTT D. ROUNK
- EXISTING NET SITE ACREAGE: .32 AC +/-
- EXISTING ZONING: BL-AS
- MAX. ALLOWED F.A.R. = 3.0
EXISTING: 2.285 / 12,186 = .24
PROPOSED: 3.281 / 12,186 = .27
- AMENITY OPEN SPACE: NONE REQUIRED
- EXISTING USE: RETAIL CONVENIENCE STORE (2,982 SF)
- PROPOSED ADDITION: TRASH ENCLOSURE ROOM (284 SF)
- EXISTING BUILDING HEIGHT: 22'-4"
PROPOSED BUILDING HEIGHT: 22'-4" (NO CHANGE)
- PARKING DATA: RETAIL CONVENIENCE - 3,286 S.F.
5 SPACE / 1,000 SF
3.25 X 6 = 19.52 BAY 17 SPACES REQUIRED
PROVIDED - 18 SPACES INCLUDING 1 HANDICAP SPACE
- ZONING HISTORY - CASE NO. 4006-X GRANTED SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION ON JUNE 13, 1987.
- REQUIRED SETBACKS:
FRONT - 10' FROM R/W AND 40' FROM ROAD CENTERLINE
SIDE - 0'
REAR - 0'
- *THE DEVELOPMENT REVIEW COMMITTEE RECEIVED THE REFERENCED PROJECT ON SEPTEMBER 3, 1988 AND DETERMINED THAT THE PROPOSED MINOR COMMERCIAL ADDITION CAN BE APPROVED UNDER A LIMITED EXEMPTION UNDER SECTION 26-711(a)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS.
- EXISTING LANDSCAPING IS SHOWN ON THE PLANS AND SHALL REMAIN UNLESS OTHERWISE NOTED.
- THE EXISTING ENTRANCE SHALL REMAIN BUT SHALL BE REVISED AS NOTED.
- RELIEF REQUESTED:
1. VARIANCE BOZR SECTION 408.8A.1, TO PERMIT A 3.3' CLASS A SCREENING AREA IN LIEU OF THE REQUIRED 10' CLASS A SCREENING AREA.
2. VARIANCE BOZR SECTION 408.8A.2 TO ALLOW 18 PARKING SPACES IN LIEU OF THE REQUIRED 17 PARKING SPACES TO SAVE THE EXISTING TREES ON SITE.
3. VARIANCE BOZR SECTION 408.8A.4 TO ALLOW 3.5' IN LIEU OF THE REQUIRED 10' PARKING TO RIGHT OF WAY SET BACK



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
139 N. MAIN STREET, SUITE 200
BEL-AIR, MD 21014
(410) 879-1890 - (410) 836-7560
FAX: (410) 879-1820



PLAN TO ACCOMPANY VARIANCE PETITION
WAWA, INC.
LOCATED AT
NORTH POINT ROAD & GRACE ROAD
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO: 10442
		SCALE: 1" = 10'
		DATE: 2-12-97
		DRAWN BY: JG
		DESIGN BY: EOR
		REVIEW BY: MRA
		SHEET: 1 OF 1

IN RE: PETITION FOR VARIANCE
NE/Corner North Point Road
and Grace Road
(7100 North Point Road)
15th Election District
7th Councilmanic District
Wawa, Inc.
Petitioner

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing before me for consideration of a Petition for Variance for the property identified as 7100 North Point Road, located in the vicinity of Sparrows Point Road in Edgemere. The Petitioner sought relief from the landscaping and parking requirements of the Baltimore County Zoning Regulations (B.C.Z.R.), specifically, Sections 409.8.A.1 and 4 and 409.6.A.2, to construct a 284 sq.ft. addition on the northwest side of the existing building facing Grace Road.

By letter dated April 15, 1997, Counsel for the Petitioner has requested a withdrawal of the Petition. Apparently, the Petitioner is reconsidering its plans and is not prepared to move forward with the addition at this time.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Variance in the above-captioned matter, be and is hereby DISMISSED without prejudice.

THK:bjs
cc: David K. Gildea, Esquire, Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Towson, Md. 21204-4515
People's Counsel; Case File

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-3535
TELEPHONE 410 547-6760
FAX 410 753-7092

WHITEFORD, TAYLOR & PRESTON
L.L.P.
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1137 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 846-0475
FAX 703 846-0475

DAVID K. GILDEA
ESQUIRE
410 832-2000
dgildea@whiteford.com

April 15, 1997

VIA HAND DELIVERY

Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Department of Zoning
400 Washington Avenue
Room 124
Towson, Maryland 21204

Re: Case No. 97-397-A
7100 North Point Road
Legal Owner: Wawa, Inc.
Wawa Store No. 537
Our File No: 4463/006

Dear Zoning Commissioner Schmidt:

Wawa, Inc. by and through its attorneys Whiteford, Taylor & Preston L.L.P., hereby respectfully request that the above referenced Petition for Variance be withdrawn. There is currently a hearing scheduled for Friday, April 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,
David K. Gildea
David K. Gildea

DKG:mmb
cc: Scott Gerard, Wawa, Inc.
Scott Rouk, Morris & Ritchey Associates, Inc.
104590



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 7100 North Point Road
which is presently zoned HL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.8.A.1 to permit a 3.5' "Class A" screening area in lieu of the requested 10' "Class A" screening area abutting a residential use. (See Attachment A)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease:

Type or Price Name

Signature

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Exhibit B

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 4-3-97

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 97-397-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: RM 106, County Office Bldg., 111 W. Chesapeake Ave.

DATE AND TIME: Friday, April 18, 1997 at 10:00 AM.

REQUEST: To permit a 3.5' "Class A" screening area
in lieu of 10', to permit 16 parking spaces in lieu of 17,
to permit a 3.5' parking to street & to setback in lieu
of 10'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

956
post 4 doc

TO: FUTURE PUBLISHING COMPANY
April 3, 1997 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204
832-2000

Post-It Fax Note	7671	Date	4/3/97
To	LEGAL	From	GWEN
Call Dept	LEGAL	Call	
Phone #		Phone #	
Fax #		Fax #	

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-397-A
7100 North Point Road
corner N/S North Point Road, E/S Grace Road
15th Election District - 7th Councilmanic
Legal Owner(s): Wawa, Inc.

Variance to permit a 3.5 foot "Class A" screening area in lieu of the required 10 foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

HEARING: FRIDAY, APRIL 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARINGS, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-397-A
7100 North Point Road
corner N/S North Point Road, E/S Grace Road
15th Election District - 7th Councilmanic
Legal Owner(s): Wawa, Inc.

Variance to permit a 3.5 foot "Class A" screening area in lieu of the required 10 foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

HEARING: FRIDAY, APRIL 18, 1997 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Wawa, Inc.
David K. Gildea, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARINGS, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1997

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue 4th Floor
Towson, MD 21204

RE: Item No.: 397
Case No.: 97-397-A
Petitioner: Wawa, Inc.

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 18, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

SHA
Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-2-97
Item No. 397 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management
FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning
SUBJECT: 7100 North Point Road

INFORMATION

Item Number: 397
Petitioner: Wawa, Incorporated
Zoning: BL-AS
Requested Action: Variance

Summary of Recommendations:

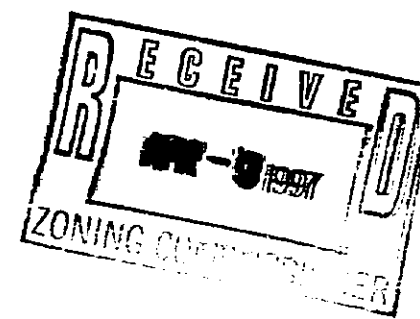
Staff has met with the applicant's attorney, Mr. David Gildea, and based upon an agreement to revise the plat accompanying the subject request, this office believes that the requested variances are warranted.

Prepared by: Jeffrey W. Day

Division Chief: George L. Evans

AFK/JL

1397.wps



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for April 7, 1997
Item No. 397

The Development Plans Review Division has reviewed the subject zoning item.

This office supports the request to modify the Class "A" requirement to the Landscape Manual. A 6 foot aesthetically acceptable opaque fence must be provided along the north residential property line. The existing trees must be saved to the extent possible. A schematic landscape plan must be submitted.

RWB:HJO:cab

cc: File

ZONB407.397

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 396 404
397 405
398 406
401 408
402
403

RBS:sp
BRUCE2/DEPRM/TXTSP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/07/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

597, 402, 403, 404, 405, 406, 407, and 408

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 987-4881, MS-1102F

cc: File

Contract Purchaser: N/A

Critical Area?: No Election District: 15th Councilmanic District: 7th
Location: corner of N/S North Point Road, E/S Grace Road (#7100 North Point Road)

Existing Zoning: B.L.-A.S.

Proposed Zoning: VARIANCE to permit a 3.5-foot "Class A" screening area in lieu of the required 10-foot "Class A" screening area abutting a residential use; to allow 16 parking spaces in lieu of the required 17 parking spaces; and to allow 3.5 feet in lieu of the required 10 feet parking to right of way setback.

Area: .325 acre

Attorney: David K. Gildea

Miscellaneous: Zoning Case #4006-X; Limited Exemption (Granted 9/3/96)

To: David Gildea
From: Given / Zoning Review
3 pages

Thank You.

BALTIMORE COUNTY DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21221

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Voice Mail: (410) 646-8354
Pager: (410) 759-8571
Fax: (410) 628-2574

PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT IS REQUIRED IF YOU WISH TO SELECT A VENDOR NOT SHOWN ON THE LIST ABOVE.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE VENDORS, NOR DO WE RECOMMEND ANY SPECIFIC VENDOR. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES DO VARY.

Revised 3/4/97

PETITION PROBLEMS

97-397-A

#395 --- MJK

1. Sign form incomplete/incorrect.

#396 --- MJK

1. Sign form incomplete/incorrect.

#397 --- MJK

1. Sign form incomplete/incorrect.

#401 --- JRA

1. NO sign form in folder.
2. Incomplete description on folder.

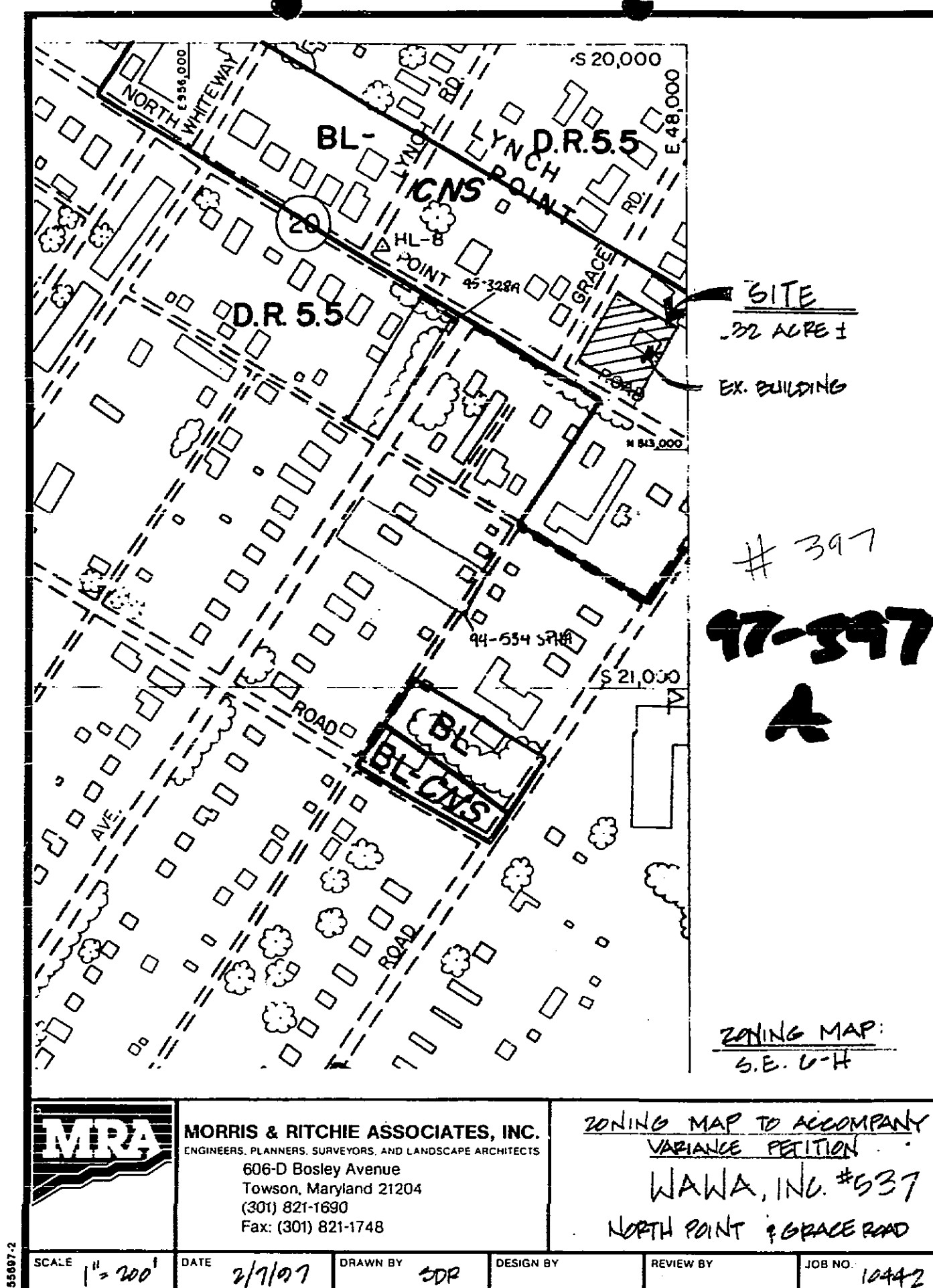
#402 --- JRA

1. NO sign form in folder.
2. Notary section is incorrect/incomplete.
3. No review information on bottom of petition form.
4. Not marked as flood zone on folder.

#408--- JCM

1. No telephone number for legal owner.
2. Two copies of sign form in folder - why?

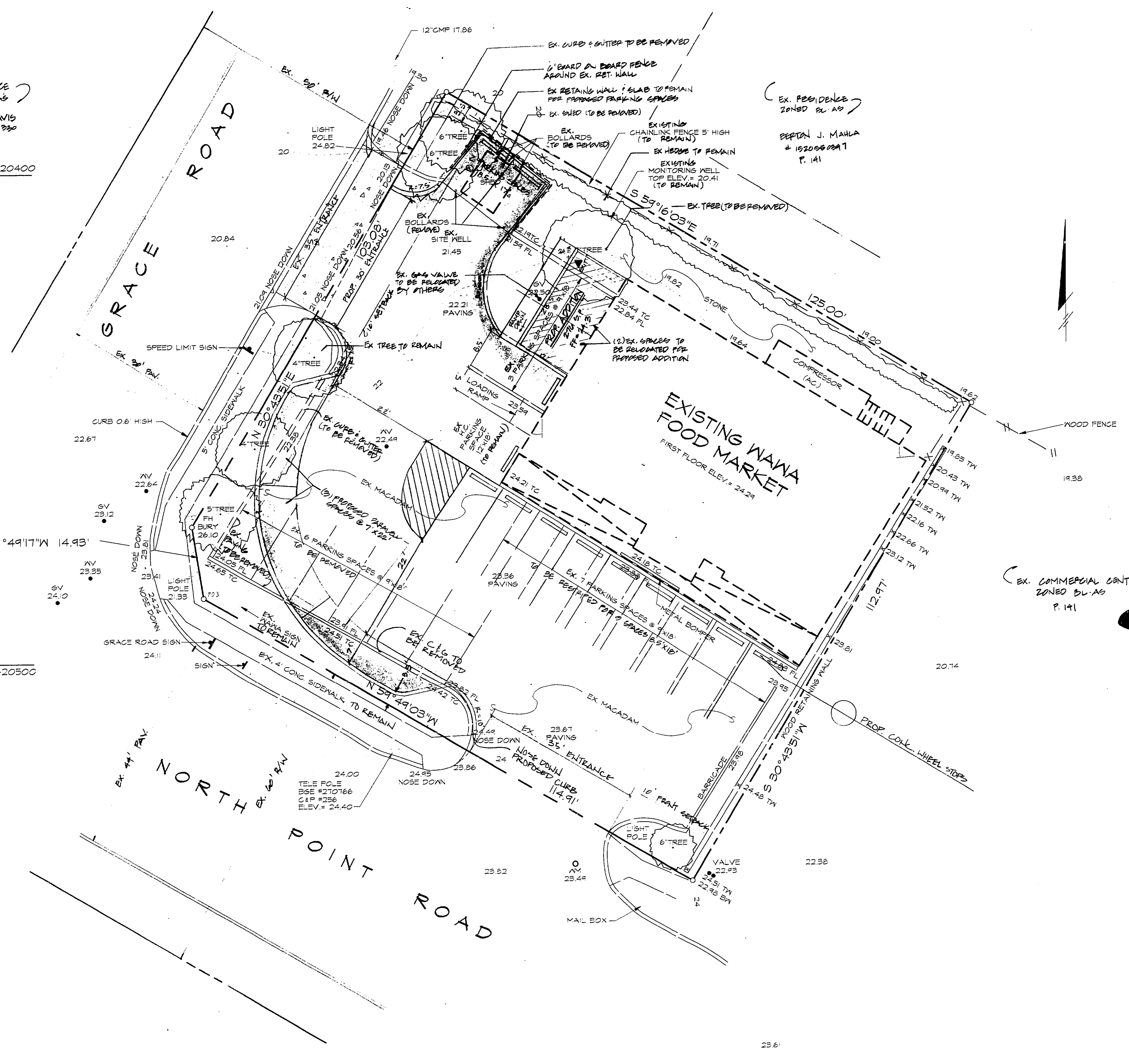
3/26/97



EX. RESIDENCE
ZONED BL-AS
MILFAM E. DAVIS
15304201330

N-20400
E 47800

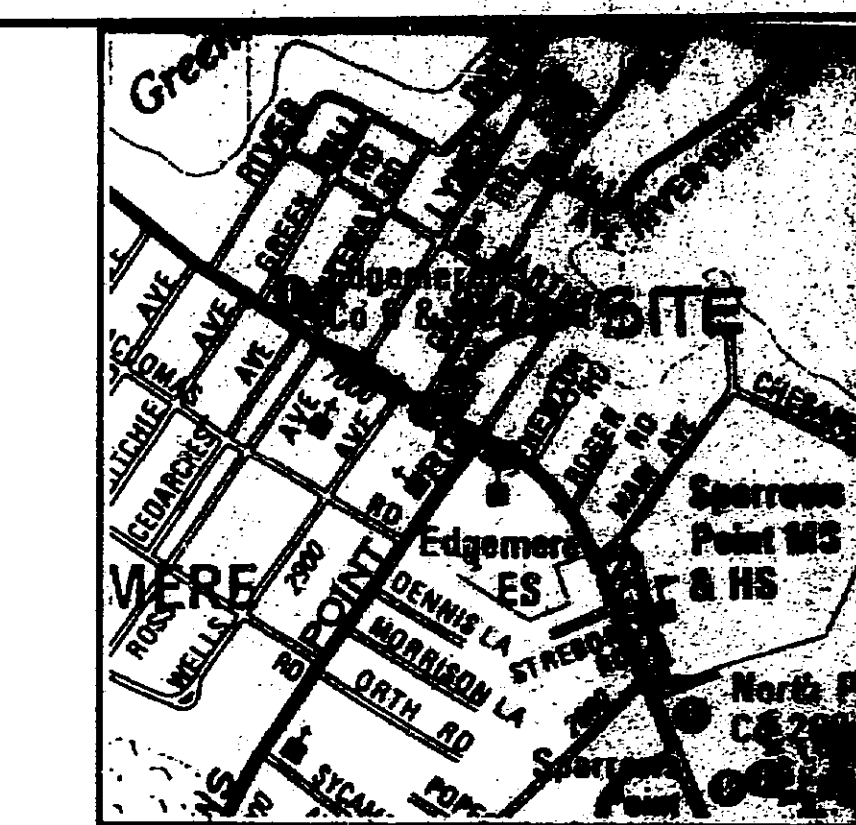
N 11°49'17"W 14.93'
E 47800
N-20500



EX. RESIDENCE
ZONED BL-AS
BEEHAN J. MAHLA
15305503A7
P. 141

EX. COMMERCIAL CENTER
ZONED BL-AS
P. 141

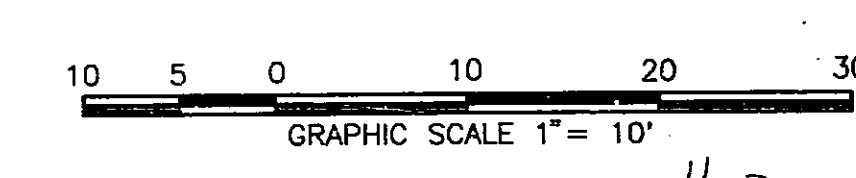
97-397
A


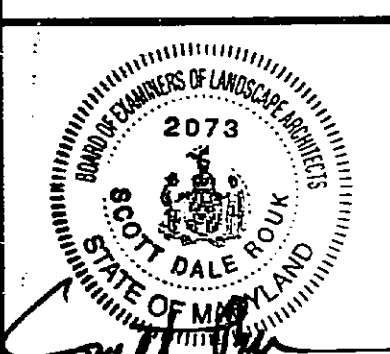


VICINITY MAP
SCALE 1"=1000'

SITE DATA

- OWNER/DEVELOPER: WAWA, INC.
280 BALTIMORE PIKE
WAWA, PA 19083
ATTN: SCOTT GERRARD
(610) 358-8005
- PROPERTY ADDRESS: 7100 NORTH POINT ROAD
TAX MAP: #111 GRID 5, P. 141
TAX ACCOUNT: #15-0747020
ADC MAP: #65.04
DEED REFERENCE: T148333
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
ZONING MAP: S.E. 6-H
- PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
ATTN: SCOTT D. ROUNK
- EXISTING NET SITE ACREAGE: .32 AC +/-
- EXISTING ZONING: BL-AS
- MAX. ALLOWED F.A.R. = 3.0
EXISTING: 2.285 / 12,186 = .24
PROPOSED: 3.281 / 12,186 = .27
- AMENITY OPEN SPACE: NONE REQUIRED
- EXISTING USE: RETAIL CONVENIENCE STORE (2,982 SF)
- PROPOSED ADDITION: TRASH ENCLOSURE ROOM (284 SF)
- EXISTING BUILDING HEIGHT: 22'-4"
PROPOSED BUILDING HEIGHT: 22'-4" (NO CHANGE)
- PARKING DATA: RETAIL CONVENIENCE - 3,286 S.F.
5 SPACE / 1,000 SF
3.25 X 6 = 19.52 BAY 17 SPACES REQUIRED
PROVIDED - 18 SPACES INCLUDING 1 HANDICAP SPACE
- ZONING HISTORY - CASE NO. 4006-X GRANTED SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION ON JUNE 13, 1987.
- REQUIRED SETBACKS:
FRONT - 10' FROM R/W AND 40' FROM ROAD CENTERLINE
SIDE - 0'
REAR - 0'
- *THE DEVELOPMENT REVIEW COMMITTEE RECEIVED THE REFERENCED PROJECT ON SEPTEMBER 3, 1988 AND DETERMINED THAT THE PROPOSED MINOR COMMERCIAL ADDITION CAN BE APPROVED UNDER A LIMITED EXEMPTION UNDER SECTION 26-711(a)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS.
- EXISTING LANDSCAPING IS SHOWN ON THE PLANS AND SHALL REMAIN UNLESS OTHERWISE NOTED.
- THE EXISTING ENTRANCE SHALL REMAIN BUT SHALL BE REVISED AS NOTED.
- RELIEF REQUESTED:
 - VARIANCE BOZR SECTION 408.8A.1, TO PERMIT A 3.3' CLASS A SCREENING AREA IN LIEU OF THE REQUIRED 10' CLASS A SCREENING AREA.
 - VARIANCE BOZR SECTION 408.8A.2 TO ALLOW 18 PARKING SPACES IN LIEU OF THE REQUIRED 17 PARKING SPACES TO SAVE THE EXISTING TREES ON SITE.
 - VARIANCE BOZR SECTION 408.8A.4 TO ALLOW 3.5' IN LIEU OF THE REQUIRED 10' PARKING TO RIGHT OF WAY SET BACK



		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 139 N. MAIN STREET, SUITE 200 BEL-AIR, MD 21014 (410) 879-1890 - (410) 836-7560 FAX: (410) 879-1820	
		PLAN TO ACCOMPANY VARIANCE PETITION WAWA, INC. LOCATED AT NORTH POINT ROAD & GRACE ROAD BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO: 10442	
		SCALE: 1" = 10'	
		DATE: 2-12-97	
		DRAWN BY: JG	
		DESIGN BY: EOR	
		REVIEW BY: MRA	
		SHEET: 1 OF 1	